

Orchards at Big Bear Farms Condominium Association
2026 Budget Notification

Orchards at Big Bear Farms Condominium Owners,

We are pleased to present the budget for the upcoming year 2026. The Board of Directors diligently works to ensure that our budget reflects our commitment to maintaining the quality of our community while adhering to sound fiscal practices.

Enclosed, you will find the adopted budget, highlighting the allocation of funds across various categories such as utilities, maintenance, grounds care, pool, recreation, and administrative expenses.

The assessment remains crucial for the upkeep and enhancement of our community, and we have ensured that it is structured to meet our financial needs effectively.

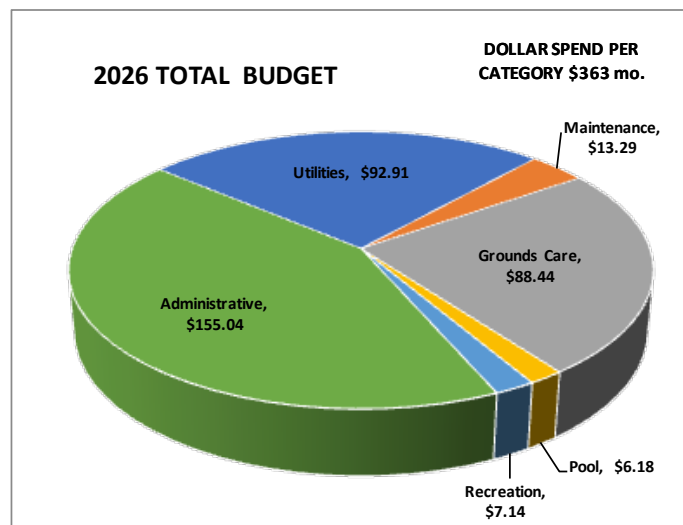
The monthly Association Assessment will increase by 2.5% for 2026. This is an \$8 increase on the brick units that are on the north side of the property and a \$9 increase on the units on the south side of the property. Attached you will find pie charts that breakdown all the categories as a portion of the average monthly assessments. This new monthly assessment will begin in January. If you are paying automatically, please be sure to change your payment to reflect this new amount.

Our goal is to improve our standard of living, increase property values and maintain control of our expenses, while gradually increasing the reserve funds. We must plan for major maintenance projects and avoid special assessments in the future. We believe this budget will continue to provide a high standard of living for all residents and make this one of the most desirable communities in the area.

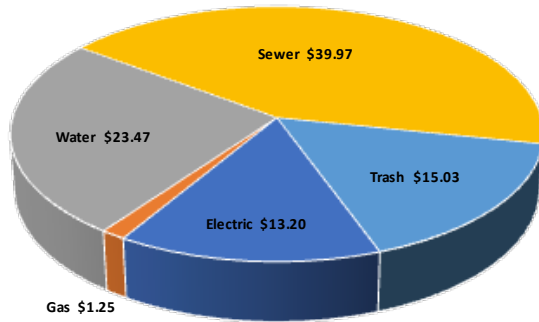
If you have any questions or need further details, please do not hesitate to contact Towne Properties. Your feedback and support are invaluable as we strive to maintain and improve our community.

By Order of the Board of Directors,
Orchards at Big Bear Farms Condominium Association

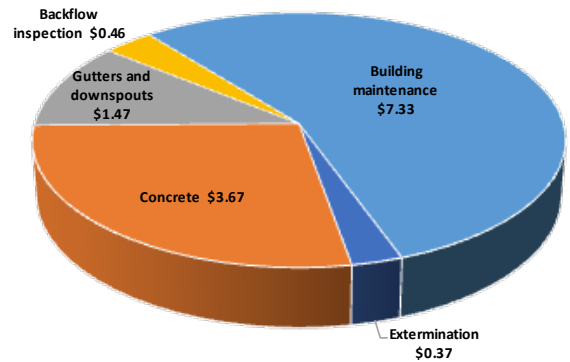
<u>Expense</u>	<u>Type</u>	<u>2026 Budget</u>	<u>% of Total</u>	<u>\$ of Total</u>	<u>Totals</u>
Electric	Utilities	\$ 18,000	3.64%	\$ 13.20	
Gas	Utilities	\$ 1,700	0.34%	\$ 1.25	
Water	Utilities	\$ 32,000	6.46%	\$ 23.47	
Sewer	Utilities	\$ 54,500	11.01%	\$ 39.97	
Trash	Utilities	\$ 20,500	4.14%	\$ 15.03	
	Total Utilities		25.60%	\$ 92.91	\$ 126,700
Extermination	Maintenance	\$ 500	0.10%	\$ 0.37	
Concrete	Maintenance	\$ 5,000	1.01%	\$ 3.67	
Gutters and downspouts	Maintenance	\$ 2,000	0.40%	\$ 1.47	
Backflow inspection	Maintenance	\$ 625	0.13%	\$ 0.46	
Building maintenance	Maintenance	\$ 10,000	2.02%	\$ 7.33	
	Total Maintenance		3.66%	\$ 13.29	\$ 18,125
Snow removal	Grounds Care	\$ 18,000	3.64%	\$ 13.20	
Pond maintenance & Chemicals	Grounds Care	\$ 1,100	0.22%	\$ 0.81	
Tree service	Grounds Care	\$ 18,000	3.64%	\$ 13.20	
Flowers	Grounds Care	\$ 1,000	0.20%	\$ 0.73	
Irrigation	Grounds Care	\$ 500	0.10%	\$ 0.37	
Grounds contract	Grounds Care	\$ 82,000	16.57%	\$ 60.13	
	Total Grounds care		24.36%	\$ 88.44	\$ 120,600
Pool permit	Pool	\$ 670	0.14%	\$ 0.49	
Pool repairs	Pool	\$ -	0.00%	\$ -	
Pool contract	Pool	\$ 6,563	1.33%	\$ 4.81	
Pool Maintenance	Pool	\$ 1,200	0.24%	\$ 0.88	
	Total Pool		1.70%	\$ 6.18	\$ 8,433
Clubhouse cleaning	Recreation	\$ 2,240	0.45%	\$ 1.64	
Clubhouse supplies	Recreation	\$ 1,000	0.20%	\$ 0.73	
Clubhouse maintenance	Recreation	\$ 4,000	0.81%	\$ 2.93	
Clubhouse telephone	Recreation	\$ 340	0.07%	\$ 0.25	
Clubhouse Internet	Recreation	\$ 920	0.19%	\$ 0.67	
Cable Expenses	Recreation	\$ 980	0.20%	\$ 0.72	
Community/Social events	Recreation	\$ 250	0.05%	\$ 0.18	
	Total Recreation		1.97%	\$ 7.14	\$ 9,730
Legal	Administrative	\$ 2,000	0.40%	\$ 1.47	
Auditing and accounting fees	Administrative	\$ -	0.00%	\$ -	
Copier expense	Administrative	\$ 500	0.10%	\$ 0.37	
Misc Administrative expense	Administrative	\$ 300	0.06%	\$ 0.22	
Website expense	Administrative	\$ 1,300	0.26%	\$ 0.95	
Misc. (Google Workspaces)	Administrative	\$ 865	0.17%	\$ 0.63	
Postage	Administrative	\$ 350	0.07%	\$ 0.26	
Management fees	Administrative	\$ 19,656	3.97%	\$ 14.41	
Federal income tax	Administrative	\$ 260	0.05%	\$ 0.19	
Insurance	Administrative	\$ 49,450	9.99%	\$ 36.26	
Replacement Reserve Funding	Administrative	\$ 40,000	8.08%	\$ 29.33	
Reserve funding for Loan	Administrative	\$ 96,444	19.48%	\$ 70.72	
Contingency	Administrative	\$ 292	0.06%	\$ 0.21	
	Total Administrative		42.71%	\$ 155.04	\$ 211,417
	Annual Budget		100.00%	\$ 363.00	\$ 495,005
	Per Unit (112)				\$ 4,420
	Ave Mo. Assesments				\$ 363.00



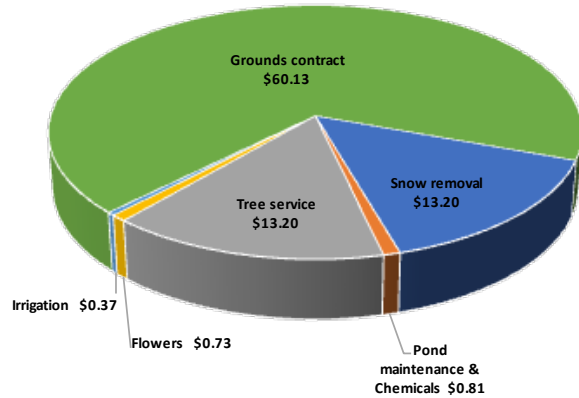
UTILITIES - 25.60% of Budget
\$92.91



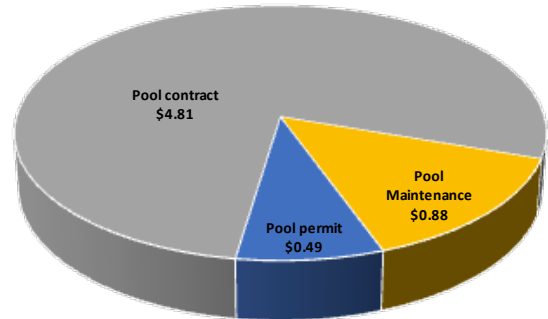
MAINTENANCE - 3.66% of Budget
\$13.29



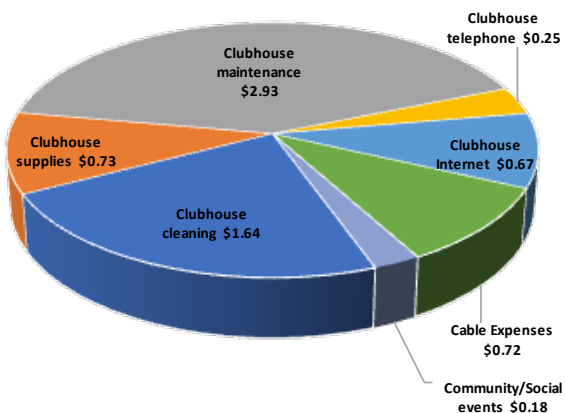
GROUNDS CARE - 24.36% of Budget
\$88.44



POOL - 1.70% of Budget
\$6.18



RECREATION - 1.97% of Budget
\$7.14



ADMINISTRATIVE - 42.71% of Budget
\$155.04

